

NAIPfefferle

FEATURED LISTINGS

APRIL 2024

RESTAURANT/POOL



SELLER FINANCING AVAILABLE

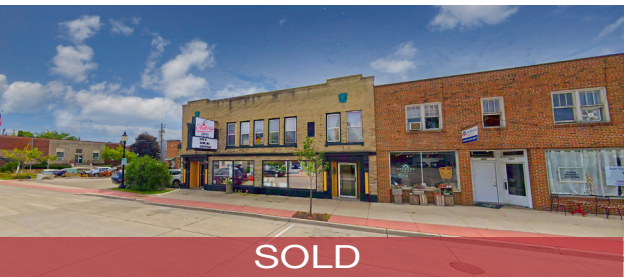
WHITE OAK GRILL, LODGE & POOL MANITOWISH WATERS, WI

- Located at 13029 Deer Park Road; well-established fine-dining and banquet facility
- Bar-lounge area and 4,500 SF dining and banquet (200-250 seating capacity)
- Pool complex: heated outdoor pool, bar and double fireplace cabana

| | |
|-------------------------------|-------------|
| SALE PRICE | \$3,499,000 |
| WHITE OAK GRILL BUILDING SIZE | 13,000 SF |
| POOL COMPLEX BUILDING SIZE | 10,000 SF |

ARK RHOWMINE 715.297.1953 TOM FISK 920.560.5090

RETAIL



SOLD

127 NORTH 4TH AVENUE STURGEON BAY, WI

- Cherry Lanes Bowl & Bar
- Downtown historic bowling alley
- Renovated in 2018
- Two floors: bowling alley with arcade on first floor and second floor offers massive development potential

| | |
|---------------|-----------|
| SALE PRICE | \$595,000 |
| BUILDING SIZE | 15,000 SF |
| ZONED | C-2 |

EILEEN POUNDS 404.824.5426 TERESA KNUTH 920.427.9473

LAND



STATE ROAD 55 KAUKAUNA, WI

- Prime development site in the Town of Vandebroek in close proximity to a fast growing industrial park
- Next to newly developed Aurora Health Care
- Visibility from Interstate 41

| | | |
|---------------------|------------|----------------------------|
| PARCEL 1 - 14.55 AC | SALE PRICE | \$55,000/AC |
| PARCEL 2 - 13.76 AC | SALE PRICE | \$100,000- \$125,000/AC |
| PARCEL 3 - 40 AC | SALE PRICE | \$75,000- \$150,000/AC |

ADAM FIGURIN 920.560.5076 TOM FISK 920.560.5090

INDUSTRIAL



CLICK HERE FOR 3D MATTERPORT TOUR

NEW LISTING

1985 AMERICAN DRIVE NEENAH, WI

- ±5,000 SF flex showroom/retail/office
- ±9,000 SF clear span flex shop/warehouse
- High traffic frontage with two access points (Shady Lane and American Drive)
- Visibility from Interstate 41

| | |
|---------------|---|
| SALE PRICE | \$1,500,000 |
| BUILDING SIZE | ±14,000 SF (not including 160 SF of breezeway) |
| YEAR BUILT | 1995; Expansion in 2021 |

JOHN ROBERTS, SIOR 920.216.2554 TONY "T.J." MORICE, SIOR 715.218.2900



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OFFICE
INDUSTRIAL



18 JEWELERS PARK DRIVE NEENAH, WI

| | | |
|---|-----------------|--------------------|
| • Class A office space | LEASE RATE | \$16/SF Gross |
| • Great for professional services or medical office | AVAILABLE SPACE | 510 SF (Suite 210) |
| • Easy access off Interstate 41 | PARKING | ± 20 stalls |
| • Abundant natural light with wooded atmosphere; professionally managed | | |

TERESA KNUTH 920.427.9473 TOM FISK 920.560.5090



2020 INNOVATION COURT DE PERE, WI

| | | |
|--|-----------------|---|
| • Class A office space | LEASE RATE | Negotiable |
| • NEW - never occupied space | AVAILABLE SPACE | Up to 87,000 SF 43,500 SF (2nd Floor) 43,500 SF (3rd Floor) |
| • Adjacent to Interstate 41/Highway 141 | BUILDING SIZE | 161,123 SF |
| • Close to Austin Straubel Intl. Airport | | |
| • Cafeteria, exercise room, training facility available for lease on first floor | | |

JAMES WHEELER, CCIM 920.560.5093 MARK DENIS, SIOR 920.362.7489



2009 S MEMORIAL DRIVE APPLETON, WI

| | | |
|---|---------------|------------|
| • Newly renovated office building | SALE PRICE | \$595,000 |
| • Opportunity for additional lower level space | BUILDING SIZE | 9,582 SF |
| • Former medical office building; plumbing throughout | LOT SIZE | 0.61 acres |
| • Easy access to downtown Appleton and Highway 441 | | |

TERESA KNUTH 920.427.9473



600 RANDOLPH DRIVE LITTLE CHUTE, WI

| | | |
|---|---------------|------------|
| • Very well maintained flex shop building | SALE PRICE | \$850,000 |
| • ± 6,000 SF shop space; 2,000 SF office and 2,000 SF mezzanine space | BUILDING SIZE | 8,000 SF |
| • 2 (8'x14') & 2 (8'x8') exterior grade level doors & 1 (8'x8') interior grade level door | LOT SIZE | 0.80 acres |
| • New roof; updated office and LED lighting | | |

JOHN ROBERTS, SIOR 920.216.2554



846 N WESTHILL BOULEVARD APPLETON, WI

| | | |
|--|---------------|----------------|
| • Retail/warehouse/flex space | SALE PRICE | \$1,350,000 |
| • Loading dock and drive-in door | LEASE RATE | \$10.75/SF NNN |
| • Clear span warehouse | BUILDING SIZE | 12,271 SF |
| • Ceiling height 16' - 18' | | |
| • Office and large conference/breakroom (approximately 1,000 SF) | | |

JONATHAN GLASSCO 920.560.5078



2223 WOODALE AVENUE GREEN BAY (VILLAGE OF HOWARD), WI

| | | |
|---|-----------------|---------------|
| • Well-maintained industrial property located in the Howard Industrial Park | LEASE RATE | \$7.52/SF NNN |
| • 1,000 SF office | AVAILABLE SPACE | 6,700 SF |
| • 5,700 SF warehouse | BUILDING SIZE | 6,700 SF |
| • Great location with easy access to I-41 | | |
| • 18' ceiling height; 4 overhead doors | | |

JAMES WHEELER, CCIM 920.560.5093



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734 S 17TH AVENUE WAUSAU, WI

- Opportunities abound for this 4,000 SF building on growing 17th Avenue
- Rear entrance for deliveries
- Retail window space off 17th Avenue
- Approximately 12-15 parking spaces depending on vehicle size

| | |
|---------------|---------------|
| SALE PRICE | \$395,000 |
| LEASE RATE | \$9.50/SF NNN |
| BUILDING SIZE | 4,000 SF |

TONY "T.J." MORICE, SIOR 715.218.2900



130 MAIN STREET MENASHA, WI

- Retail space (first floor) with luxury apartments above
- Building signage available
- Available now for completion with tenant improvements
- Lower level space available

| | |
|-----------------|------------------|
| LEASE RATE | \$14/SF NNN |
| AVAILABLE SPACE | 1,033 - 1,305 SF |
| PARKING | 27 stalls |

TERESA KNUTH 920.427.9473



4317 STEWART AVENUE WAUSAU, WI

- Ideal for retail/distribution site
- 2,617 SF show room; 166 SF office; 468 SF shop with loading dock
- High visibility from Stewart Avenue and Highway 29
- 60+ parking spaces

| | |
|-----------------|-----------------------------|
| LEASE RATE | \$9/SF NNN \$8.50/SF NNN |
| AVAILABLE SPACE | 3,552 SF |
| BUILDING SIZE | 24,300 SF |

ARK RHOWMINE 715.297.1953



815 W FULTON STREET WAUPACA, WI

- Waupaca Woods Mall
- High traffic counts on W. Fulton Street
- Pylon signage; ample parking
- Join Partnership Community Health Center, Inc., Goodwill, DMV and Waupaca Woods Restaurant

| | |
|------------|------------|
| LEASE RATE | \$8/SF Net |
| SPACE 1 | 4,500 SF |
| SPACE 2 | 4,265 SF |
| PARKING | Ample |

NICK SCHMIDT 920.560.5070 AMY PFEFFERLE OELHAFEN 920.560.5009



930 KUHN AVENUE WISCONSIN RAPIDS, WI

- Multi-tenant retail/office building
- Located in front of Walmart supercenter
- On main thoroughfare with 8th St/Hwy 13 frontage
- Signage on store front and monument at street

| | |
|--------------------------|-------------|
| LEASE RATE | \$12/SF NNN |
| SUITE C1 AVAILABLE SPACE | 1,177 SF |
| BUILDING SIZE | 11,900 SF |

GREGORY HEDRICH 608.844.9063 ELIZABETH RINGGOLD 920.560.5061

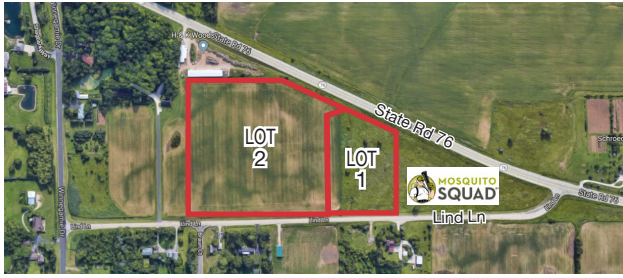


2319-2325 NEVA ROAD (AT HWY 45) ANTIGO, WI

- Located on the north end of Antigo at the major intersection of Hwy 45, 64 & 52
- Anchor stores include Pick 'n Save, China Buffet, dental and chiropractic offices
- High traffic and high visibility

| | |
|-----------------|--------------------------------|
| LEASE RATE | \$9.95/SF NNN \$8.75/SF NNN |
| AVAILABLE SPACE | 1,500 SF & 2,138 SF |
| BUILDING SIZE | 85,000 SF |

ARK RHOWMINE 715.297.1953

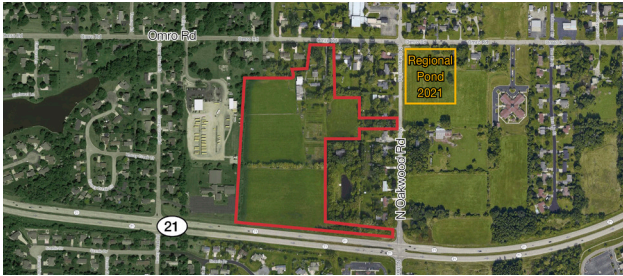


LIND LANE TOWN OF CLAYTON, WI

- Two lots totaling nearly 20 acres of vacant land in a rapidly developing corridor near the Appleton International Airport
- Zoned B-1 Local Service Business District
- Located in Town of Clayton TID #1

| | |
|----------------------|----------------------|
| SALE PRICE | \$115,000 |
| LOT 1 (4.129 ACRES) | |
| SALE PRICE | \$22,000/acre |
| LOT 2 (15.483 ACRES) | |
| (COULD BE DIVIDED) | |

NICK SCHMIDT 920.560.5067 **TOM FISK** 920.560.5090
GREG LANDWEHR, SIOR 920.560.5037



2881 OMRO ROAD OSHKOSH, WI

- One of the last large parcels available for development in the area
- Seller may consider dividing
- Property will be serviced by the Town of Algoma regional storm water pond and therefore, fully developable

| | |
|----------------|--|
| SALE PRICE | \$4,508,460 (\$4.50/SF) |
| LOT SIZE | ± 23 acres |
| TRAFFIC COUNTS | 17,600 VPD (Hwy 21) |

GREG LANDWEHR, SIOR 920.560.5037



STATE HIGHWAY 13 MEDFORD, WI

- Many opportunities possible with this development land
- New Kwik Trip and Walmart just south of property
- Located in Tax Incremental Financing District (TID)

| | |
|----------------|----------------------------|
| SALE PRICE | \$999,850 |
| TOTAL LOT SIZE | 47.83 acres |
| ZONED | G2, G4, G5 & G6 |

TONY "T.J." MORICE, SIOR 715.218.2900



133 WEST CLARK STREET STEVENS POINT, WI

- Great site that city desires high density residential owner occupied properties (20+ units per acre)
- TID funds may be available in coordination with the city
- On the Wisconsin River

| | |
|------------|--|
| SALE PRICE | \$875,000 \$849,000 |
| LOT SIZE | 5.03 acres |
| ZONED | Business Transaction |

GREGORY HEDRICH 608.844.9063 **TONY "T.J." MORICE, SIOR** 715.218.2900



TRI-PARK WAY GRAND CHUTE, WI

- Prime location in Tri-Park Business Park
- Easy access to Interstate 41 and W. Wisconsin Avenue
- Near Fox Valley Technical College, Bordini Center, WOW Logistics, Agape of Appleton, Farm Services Agency and more

| | |
|------------|-------------------|
| SALE PRICE | \$343,000 |
| LOT SIZE | 4.43 acres |
| ZONED | Commercial |

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

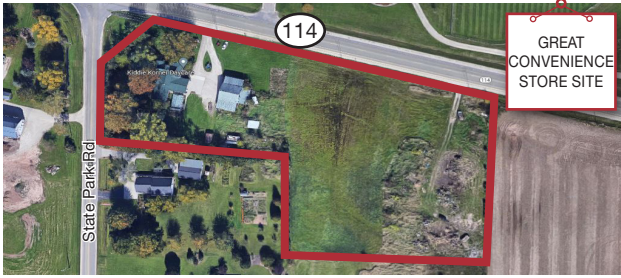


W AMERICAN DR/IRISH RD VILLAGE OF FOX CROSSING, WI

- Prime commercial/multi-family development site
- Possible uses include multi-family, residential and commercial development
- Site serviced with electric, gas, water and sewer

| | |
|----------------|----------------------|
| SALE PRICE | \$3,950,000 |
| TOTAL LOT SIZE | ±57.64 acres |
| ZONED | Currently A-2 |

GREG LANDWEHR, SIOR 920.560.5037 **JOHN ROBERTS, SIOR** 920.216.2554



W5297 HIGHWAY 114 VILLAGE OF HARRISON, WI

| | | |
|---|----------------|---------------|
| • Redevelopment site well-located on Highway 114 and State Park Road | SALE PRICE | \$435,000 |
| • Future land use is Single Family Residential, but Commercial zoning is likely supported | LOT SIZE | 4.5 acres |
| • Seller will consider land contract financing | PARCEL NUMBERS | 40132 & 40138 |

GREG LANDWEHR, SIOR 920.560.5037



LOT 4 SNOWFLAKE LANE WAUSAU (RIB MOUNTAIN), WI

| | | |
|---|------------|------------------------|
| • Excellent office or multi-housing site just off Hummingbird Road (frontage road to Interstate 39) | SALE PRICE | \$389,900 \$288,000 |
| • Close to corridor of major retail stores and restaurants | LOT SIZE | 7.42 acres |
| • Easy access to major highways | ZONED | Suburban Office |

TONY "T.J." MORICE, SIOR 715.218.2900



HIGHWAY 10 / WINDY DRIVE STEVENS POINT, WI

| | | |
|---|------------|---------------------------------|
| • Many development opportunities available: retail store, office suite, repair shop, gas station, drive-in restaurant, pet shop, animal hospital, conditional use for multi-family and more | SALE PRICE | \$445,000 |
| • Highway 10 frontage; high visibility | LOT SIZE | 2.52 acres |
| | ZONED | B-5 Highway Commercial District |

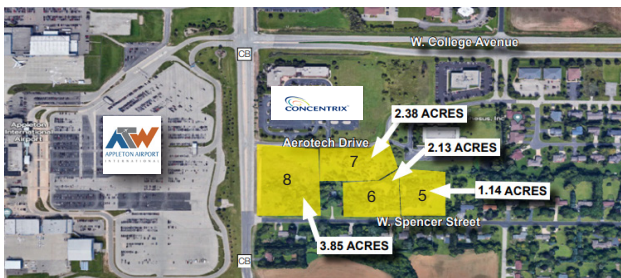
GREGORY HEDRICH 608.844.9063 TONY "T.J." MORICE, SIOR 715.218.2900



GREENVILLE CENTER DRIVE GREENVILLE, WI

| | | |
|--|------------|------------|
| • A unique opportunity exists next to the Appleton International Airport | SALE PRICE | \$595,000 |
| • Located just west of Interstate 41 on College Avenue | LOT SIZE | 3.05 acres |
| • Join Gulfstream, Miller Electric, Feucht Financial Group, Essity & Asten Johnson | ZONED | Commercial |

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



HWY CB, AEROTECH DR & W SPENCER ST GREENVILLE, WI

| | | |
|--|--|-----------|
| • Excellent location near the Appleton International Airport | LOT 5 - 1.14 acres | \$75,000 |
| • Great visibility with frontage on College Avenue | LOT 6 - 2.13 acres | \$140,000 |
| • Minutes from downtown Appleton | LOT 7 - 2.38 acres | \$244,000 |
| • Protective covenants recorded | LOT 8 - 3.85 acres (1.61 wetlands & 2.24 usable) | \$195,000 |

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



MERRILL AVE & COUNTY RD K WAUSAU (VILLAGE OF MAINE), WI

| | | |
|--|------------|-----------------------|
| • Prime development site along County Rd K and Merrill Ave with great visibility | SALE PRICE | \$435,456 |
| • Ideal for a variety of display retail, service businesses or hospitality | LOT SIZE | 9.07 acres |
| • Daily traffic count of ±15,000 cars on US Highway 51 | ZONED | B2 General Commercial |

TONY "T.J." MORICE, SIOR 715.218.2900